

Monday, October 30, 2023

## Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

### Public Record Comparable Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
2023 Snyder Ave				3	1	0	1,206			
2108 S Woodstock St		\$145,000		3	1	0	1,064			08/16/2023
2051 Emily St		\$230,000		3	1	0	942			08/07/2023
1916 Hoffman St		\$193,775		3	1	0	840			08/17/2023
2025 S 22Nd St		\$170,000		3	1	0	1,500			07/31/2023
2026 S Cleveland St		\$205,000		3	1	0	1,020			08/09/2023
2039 S Cleveland St		\$135,000		3	1	0	917			08/15/2023
1928 S 22Nd St		\$300,000		3	1	0	1,350			07/01/2023
2005 S Cleveland St		\$350,000		3	1	0	984			08/15/2023
1847 Hoffman St		\$145,000		3	1	0	896			07/31/2023
2022 S Hemberger St		\$110,000		3	1	0	1,040			08/17/2023
1934 S Bonsall St		\$190,000		3	1	1	896			08/17/2023
2240 S 17Th St		\$250,000		3	1	0	1,416			08/02/2023
2238 S 17Th St		\$425,000		3	1	0	1,416			08/23/2023
1814 S 23Rd St		\$115,000		3	1	0	1,430			06/19/2023
2307 S Bucknell St		\$117,000		3	1	0	1,020			08/25/2023
1722 S 24Th St		\$135,000		3	1	0	1,128			08/30/2023
2116 S Carlisle St		\$216,000		3	1	0	1,050			08/25/2023
1624 S Chadwick St		\$418,000		3	1	0	960			08/16/2023
2426 S Mole St		\$280,000		3	1	0	1,040			08/24/2023
2344 S Carlisle St		\$225,000		3	1	0	1,056			08/01/2023
<b>Averages:</b>		<b>\$217,739</b>		<b>3</b>	<b>1</b>	<b>0</b>	<b>1,098</b>			

Median of Comparable Listings: **\$199,388**

Average of Comparable Listings: **\$217,739**

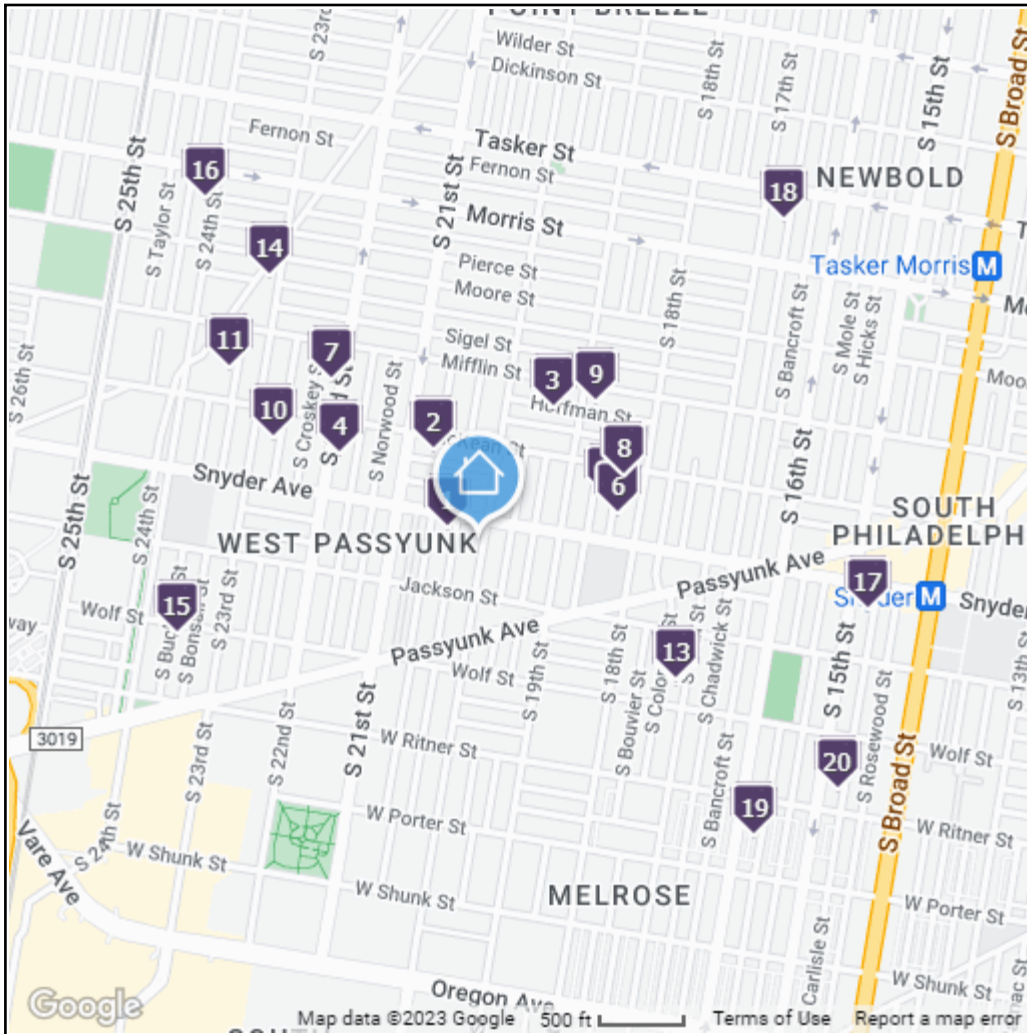
	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$110,000	\$199,388	\$217,739	\$425,000	20
<b>Adjusted Comparable Price</b>	\$110,000	\$199,388	\$217,739	\$425,000	20
<b>DOM</b>					0



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## CMA Map

This page displays the Map for the CMA Subject and your comparables.



2023 Snyder Ave

- |    |                     |
|----|---------------------|
| 1  | 2108 S Woodstock St |
| 2  | 2051 Emily St       |
| 3  | 1916 Hoffman St     |
| 4  | 2025 S 22Nd St      |
| 5  | 2026 S Cleveland St |
| 6  | 2039 S Cleveland St |
| 7  | 1928 S 22Nd St      |
| 8  | 2005 S Cleveland St |
| 9  | 1847 Hoffman St     |
| 10 | 2022 S Hemberger St |
| 11 | 1934 S Bonsall St   |
| 12 | 2240 S 17Th St      |
| 13 | 2238 S 17Th St      |
| 14 | 1814 S 23Rd St      |
| 15 | 2307 S Bucknell St  |
| 16 | 1722 S 24Th St      |
| 17 | 2116 S Carlisle St  |
| 18 | 1624 S Chadwick St  |
| 19 | 2426 S Mole St      |
| 20 | 2344 S Carlisle St  |

